

Appendix 2D: Cooperative Housing

Cooperative Housing

Co-housing communities are cooperative neighborhoods frequently designed and developed in cooperation with the communities' future residents. Co-housing communities have been built for persons of all income levels. Co-housing developments include individual, self-sufficient homes which are clustered around a Common House which includes facilities such as a dining room, large kitchen, children's playroom, and library and sometimes washer/dryer facilities. Parking is typically in lots rather than in individual driveways, and homes are linked with pedestrian walkways. Most cohousing communities share 2 or 3 meals a week in the Common House, as well as other community projects and celebrations. Communities often include a workshop with gardening tools and equipment used by all residents.

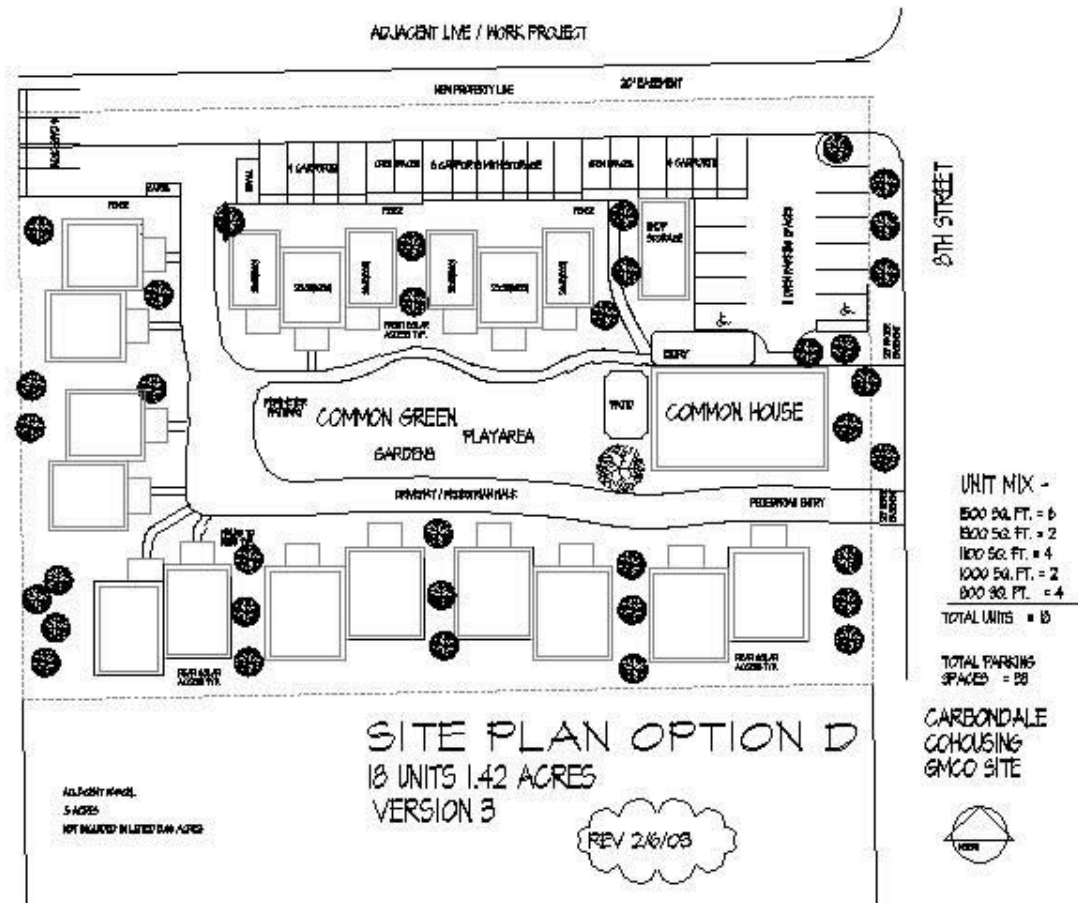
Homes within co-housing communities may be owned or rented. Ownership in co-housing communities is frequently based on a condominium concept or similar ownership model with residents owning land in front of, under and behind their houses and sharing ownership of a common outdoor spaces and facilities—although other ownership models have been used. A Homeowner's Association often oversees the maintenance of common area and facilities and is often comprised of one member from each household. Decisions are made by consensus.

Cohousing originated in Denmark more than 20 years ago, and was brought to the U.S. in 1988 by architects Kathryn McCamant and Charles Durrett of Berkely, California. Cohousing has been called "the 50s neighborhood of the modern day," with its focus on knowing one's neighbors and providing a safe and nurturing environment for children (although some cohousing communities are designed for seniors-only).

The first co-housing project built in the United States is Muir Woods in Davis, California. It includes 26 homes on just under three acres. Homes include complete kitchens and private backyards and range in size from 808 square feet to 1,381 square feet. Muir Commons also features a garden and orchard and a 3,668 square foot Common House with large kitchen, sitting room with a fireplace, children's playroom, exercise room, recreation room, office, laundry room and a guest room. Other facilities include a 900 square foot woodworking and automotive shop, bicycle sheds and a hot tub.

The CoHousing Association of the United States (formerly the CoHousing Network) identifies 152 co-housing communities throughout the United States ranging in size from 5 units to 67 units. California is the leader in co-housing with 28 communities

including Northern California developments in Sebastopol, Berkeley, Concord, Cotati, Santa Cruz, Emeryville, Arcata, Oakland, Davis, Paso Robles, Mountain View, Sacramento, Chico, and Santa Rosa. Nevada City is currently in the process of developing a 34-unit co-housing community on 11 acres within walking distance of its "Gold Country" Main Street. Washington state and Massachusetts follow California in numbers of co-housing facilities.



Typical Co-Housing Site Plan (Carbondale CoHousing Project), Colorado



Berkeley CoHousing



Nevada City CoHousing



Pleasant Hill CoHousing



Hearthstone Co-Housing (Colorado)

All photos: The CoHousing Company, 1250 Addison Street #113, Berkeley, CA



Southside Park Cohousing (Sacramento)

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